

7 PARKSIDE CLOSE, EAST HORSLEY, SURREY KT24 5BY

Proposed side extension and first floor and roof rear extension. Rear garage extension and front projecting open porch with gallows brackets supports

PERMITTED DEVELOPMENT PROVISIONS FROM GPDO 2015

Class A. The enlargement, improvement or other alteration of a dwelling.

A.1 Restrictions

Development is not permitted by Class A if—	Current proposal
(a) Permission to use the dwelling as a dwelling has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).	Permission to use the dwelling as a dwelling has not been granted only by virtue of change of use.
(b) The total area of ground covered by buildings within the curtilage of the dwelling (other than the original house) must be less than 50% of the total area of the curtilage.	The ground covered by the enlarged building will be less than 50% of the curtilage.
(c) The height of the proposed extension must not exceed the height of the highest part of the existing dwelling.	The highest part of the new extensions will not be higher than that of the existing house.
(d) The height of the eaves of the altered dwelling must not exceed the height of the eaves of the existing dwelling.	The height of the eaves will not exceed the height of the existing house eaves.
(e) The proposed extension must not extend beyond a wall which (i) forms the principal elevation of the original dwelling, or (ii) fronts a highway and forms a side elevation of the original dwelling.	The proposed extensions are to the rear and side elevations which do not front a highway.

<p>(f) Subject to paragraph (g), if the extension will be single storey it must not</p> <p>(i) extend beyond the rear wall of the original dwelling by more than 4 metres in the case of a detached dwelling, or 3 metres in the case of any other dwelling, or</p> <p>(ii) exceed 4m in height.</p>	<p>The proposed single storey extensions</p> <p>(i) will not extend beyond the rear wall of the original dwelling by more than 4m (this is a detached house) and</p> <p>(ii) will not exceed 4m in height.</p>
<p>(g) Until 30th May 2019, for a dwelling not on article 2(3) land nor on a site of special scientific interest, if the extension will be single storey it must not</p> <p>(i) extend beyond the rear wall of the original dwelling by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwelling, or</p> <p>(ii) exceed 4m in height</p>	<p>The proposed single storey extensions</p> <p>(i) will not extend beyond the rear wall of the original dwelling by more than 8m (this is a detached house) and</p> <p>(ii) will not exceed 4m in height.</p>
<p>(h) If the extension will have more than one storey it must not</p> <p>(i) extend beyond the rear wall of the original dwelling by more than 3m, or</p> <p>(ii) be within 7 metres of any boundary of the curtilage of the dwelling opposite the rear wall of the dwelling.</p>	<p>The extension of more than one storey</p> <p>(i) will not extend beyond the rear wall of the original dwelling by more than 3m, or</p> <p>(ii) will not be within 7m of any boundary of the curtilage of the dwelling opposite the rear wall of the dwelling.</p>
<p>(i) If the enlarged part of the dwelling will be within 2m of the boundary of the curtilage, the height of the extension to eaves must be less than 3m.</p>	<p>Any part of the proposed extensions within 2m of the boundary will be under 3m high.</p>
<p>(j) If the extension will be on the side elevation of the original house it must not</p>	<p>The side extension</p>

<ul style="list-style-type: none"> (i) exceed 4m in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original house. 	<ul style="list-style-type: none"> (i) will not exceed 4m in height, (ii) will not have more than one storey, and (iii) will not have a width greater than half the width of the original house.
<p>(ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)</p>	<p>Any total enlargement does not exceed the limits set out in sub-paragraphs (e) to (j)</p>
<p>(k) The alterations and additions must not include</p> <ul style="list-style-type: none"> (i) a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) any alteration to any part of the roof of the dwelling. 	<p>The proposals do not include</p> <ul style="list-style-type: none"> (i) a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, or (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) There will be an alteration to part of the roof of the dwelling to rear extension.

A.2 Restrictions

Is the site on Article 2(3) land.	No
(a) On Article 2(3) land there must be no cladding of any part of the existing house with stone, artificial stone, pebble dash, render, timber, plastic or tiles	N/A
(b) On Article 2(3) land the extension must not extend beyond a wall on the side elevation of the original dwelling.	N/A
(c) On Article 2(3) land the extension must not be more than single storey	N/A

and extend beyond the rear wall of the original dwelling.	
(d) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) to (c)	Any total enlargement does not exceed the limits set out in sub-paragraphs (b) to (c)

A.3 Conditions

(a) External materials must be of a similar appearance to those on the existing house	All new works will be finished in materials to match the existing.
(b) All new upper floor windows in the side elevations of the house must (i) be obscure glazed, and (ii) non-opening unless higher than 1.7m above the new floor level.	There are no upper floor windows in the side extension.
(c) Where the enlarged part of the dwelling house has more than a single storey, or forms an upper storey on an existing enlargement of the original dwelling house, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwelling house.	Yes

Class B. The enlargement of a dwelling consisting of an addition or alteration to its roof.

B.1 Restrictions

Development is not permitted by Class B if—	Current proposal
(a) Permission to use the dwelling as a dwelling has been granted only by virtue of Class M, N, P or Q of Part 3	Permission to use the dwelling as a dwelling has not been granted only by virtue of change of use.

of this Schedule (changes of use);	
(b) Any part of the dwelling would, as a result of the works, exceed the height of the highest part of the existing roof;	No part of the proposal exceeds the height of the existing roof.
(c) Any part of the dwelling would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling and fronts a highway;	No part of the proposal extends beyond the plane of any existing roof slope which forms the principal elevation and fronts a highway.
(d) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	The cubic content of the resulting roof space will not exceed the cubic content of the original roof space by more than 50 cubic metres.
(d) It would consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	No veranda, balcony or raised platform proposed. No installation, alteration or replacement of a chimney, flue or soil and vent pipe.
(e) The dwelling is on article 2(3) land.	The dwelling is not on article 2(3) land.

B.2 Conditions

Development is permitted by Class B subject to the following conditions—	Current proposals
(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling;	All new materials to match existing.
(b) The enlargement must be constructed so that— (i) other than in the case of a hip-to-gable enlargement or	Yes

<p>an enlargement which joins the original roof to the roof of a rear or side extension—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and</p> <p>(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling; and</p>	
<p>(c) Any window inserted on a wall or roof slope forming a side elevation of the dwelling shall be—</p> <p>(i) obscure-glazed, and</p> <p>(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.</p>	N/A

Interpretation of Class B

B.3 For the purposes of Class B "resulting roof space" means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

Class D. The erection or construction of a porch outside any external door of a dwelling.

D.1 Restrictions

Development is not permitted by Class D if—	Current proposal
(a) Permission to use the dwelling as a dwelling has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	Permission to use the dwelling as a dwelling has not been granted only by virtue of change of use.
(b) The ground area (measured externally) of the structure would exceed 3 m ²	Open porch – no footprint.
(c) Any part of the structure would be more than 3 metres above ground level; or	Height of proposed porch is 3 metres
(d) Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwelling with a highway.	No part of the porch is within 2 metres of any boundary.